

An
Bord
Pleanála

Board Direction
BD-008823-21
ABP-310009-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objectives for the site and pattern of development in the area, together with the design, scale, layout and appearance, it is considered that, subject to compliance with conditions below, the proposed development and the development to be retained would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity and would provide for the safe completion of the adjoining residential development. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 3rd day of March 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed

with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted on under Reg. Refs: D16A/0393 and D18A/0509 and any agreements entered into thereunder.

Reason: In the interests of clarity.

3. The area to the west of the retaining wall shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

- (i) The species, variety, number, size and locations of all proposed trees and shrubs;
- (ii) Hard landscaping works, specifying surfacing materials, furniture and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment

(c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.


4. Works in relation to tree protection zones, pruning and tree health monitoring shall be carried out in accordance with the Arboricultural Assessment and accompanying Tree Protection Plan submitted to the Planning Authority on 3rd March 2021.

Reason: In the interests of residential and visual amenity and the protection of trees.

5. Any trees identified for retention which die or become severely damaged or diseased within five years from completion of the development hereby permitted shall be replaced with trees of similar size and species or as otherwise approved by the Local Authority.

Reason: In the interests of residential and visual amenity and the protection of trees.

Board Member



Stephen Bohan

Date: 29/07/2021